

SUBCHAPTER 2.7

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES RESULTANT FROM PROJECT IMPLEMENTATION

2.7 Significant Irreversible Environmental Changes Resultant from Project Implementation

The construction and implementation of the Proposed Project would result in irreversible environmental changes to the Project site. A portion (32 percent) of the site would be graded and developed with building pads and roadways, resulting in the permanent removal of sensitive habitat. Specifically, 21.7 acres of Diegan coastal sage scrub and 11.1 acres of non-native grassland (including 0.6 acre associated with on-site habitat creation; refer to Section 2.2, Biological Resources, for details) would be permanently impacted by construction of the Proposed Project. In addition, 170 linear feet (320 square feet) of drainage that is considered an ephemeral ACOE jurisdictional non-wetland Waters of the U.S. and a CDFG jurisdictional streambed would be impacted. Impacts to all biological resources would be sufficiently mitigated, as discussed in the Section 2.2, Biological Resources.

The Proposed Project would be constructed over a period of two-to-three years including grading that would require approximately four-to-six months. Construction of the proposed houses of the Proposed Project would require the commitment of energy, natural resources and building materials (e.g., wood, concrete). Fuels would be used by equipment during the grading and construction period, by trucks transporting construction materials to the site, and by construction workers during their travel to and from the Project site. Energy also would be used in the harvesting, mining and/or manufacturing materials for structure and roadway construction. This commitment would be commensurate with that of other projects of similar size.

Post-construction operational energy uses of the facilities associated with the Proposed Project would include the use of electricity, natural gas and water by Project residents. This commitment would be a long-term obligation, as the proposed residences would be used well into the future.

The Project site does not contain any significant mineral, oil or other energy sources that would be adversely affected by Project implementation. No potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state would occur as a result of the Proposed Project, as discussed in Section 3.2.6, Mineral Resources.

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